

## FAQ

**1202 N. Sixth St.** | [Click here for map](#) [1]

### **Q: What is the Section 8 Rental Assistance Program?**

**A:** The U.S Housing Act of 1937 provides for housing assistance to low-income families, disabled or handicapped persons. Section 8 is a free choice housing program that provides free choice for tenants as well as landlords.

### **Q: What is meant by free choice for landlords?**

**A:** Owners retain their private property rights, including choice of tenants through screening.

### **Q: What are the benefits to owners/landlords who lease to Section 8 clients?**

**A:** Both owners/landlords and tenants can terminate the lease with a 30 day written notice, assuming both parties are agreeable. Owners/Landlords with existing tenants qualifying for the program can, in most cases, continue their relationships with their good tenants. Housing's Customer Service Representatives assist with tenant/landlord problems, when possible. Longview Housing Authority works with strict program regulations governing clients receiving Housing Assistance.

### **Q: What types of Housing are eligible?**

**A:** Most types of rental housing are eligible for Section 8 including the following: single family homes, apartments and duplexes and mobile homes. However, prior to admission to the program, all units must be inspected by Longview Housing Authority to determine if the unit is sanitary according to HUD's HQS and City Code and units must be determined to be Rent Reasonable by Longview Housing.

### **Q: How much rent do the participants pay?**

**A:** A family's contribution is usually 30 - 40% of their monthly-adjusted income.

### **Q: What are Housing Quality Standards (HQS)?**

**A:** Housing Quality Standards (HQS) are determined specifically for Section 8 to assure that each housing unit on the program meets minimum standards and is in decent, safe and sanitary condition. Each unit approved, with the exception of congregate facilities, must have a private bath and have kitchen facilities where food can be prepared. Each unit must also have adequate bedroom space for the size family wanting to rent the unit. Section 8 guidelines mandate no more than two persons per bedroom. Families in overcrowded units cannot be assisted. The Housing Inspector will also check the unit for any repairs needed, which must be completed prior to placing the unit on the program.

### **Q: Does the Housing Program help people who qualify find housing?**

**A:** Section 8 is designed so that the individual is responsible for finding their own housing unit. Longview Housing does not have the resources to act as a property locator. However, there is assistance available for the elderly and handicapped who are unable to find housing. Longview Housing does assist its clients by posting information provided by owners/landlords on available rental properties, however it is ultimately the tenant's responsibility to locate suitable housing.

### **Q: Where do I apply for Section 8 Rental Assistance and how do I know if I am eligible?**

**A:** Longview Housing and Community Development is located in the Glover Crim Building, 1202 N. Sixth St., Longview, TX. The office hours are 8 a.m.-5 p.m., Monday through Friday. When the waiting list is open, applications are available at the front desk. No appointment is necessary to receive an application. Applicants must have a total family income that does not exceed the "Low-income"

category of HUD Income Limits.

**For more information call: 903-237-1235** | [Contact Us](#) [2]

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